



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

John S. Kelly, Jr.  
5200 S. Schillinger Road  
Mobile, AL 36619

**Re: 5200 Schillinger Road South and 5215 & 5217 Roswell Road South**  
**(East side of Roswell Road South, 880'± South of Roswell Road, extending to the**  
**West side of Schillinger Road South)**  
County  
**SUB-000077-2017**  
**Kelly Farms Subdivision**

Dear Applicant(s)/ Property Owner(s):

At its meeting on May 18, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:**

- 1) **revision of the plat to illustrate dedication sufficient to provide 50' from the centerline of Schillinger Road South, or show that the existing right-of-way is sufficient;**
- 2) **revision of the plat to correctly identify Schillinger Road South and Roswell Road South;**
- 3) **placement of a note on the Final Plat stating each lot is limited to its existing curb cuts, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **retention of at least a 25' minimum building setback line along all street frontages;**
- 5) **retention of the lot sizes for each lot in square feet and acres on the Final Plat, or provision of a table providing the same information;**
- 6) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must**

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- provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 7) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits."*; and
  - 8) compliance with Fire Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)"*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.  
Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:

  
Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.